



## MISSOURI CITY DEVELOPMENT AUTHORITY MEETING AGENDA

Notice is hereby given of a meeting of the Board of Directors of the Missouri City Development Authority City to be held on **Monday, February 2, 2009, at 6:00 p.m.** at: **City Hall, 2<sup>nd</sup> Floor Conference Room behind Council Chamber**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Board of Directors reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1. ROLL CALL
2. Approval of the minutes of the meeting of January 5, 2009.
3. Consider authorizing the President to execute an Interlocal Agreement with the City of Missouri City to provide administrative and legal services.
4. Consider appointment of General Manager and Assistant Secretary.
5. Consider recommending changing the boundaries of Reinvestment Zone Number Two, City of Missouri City to exclude 12.098 acres of land in Lakeshore Harbour.
6. Discuss criteria for future development reimbursement in Reinvestment Zones and PIDs.
7. CLOSED EXECUTIVE SESSION  
*The Board of Directors may meet in a closed session pursuant to Chapter 551 of the Texas Government Code, for reasons including but not limited to: consultation with legal counsel to seek or receive legal advice or consultation regarding pending or contemplated litigation; discussion about the value or transfer of real property and other real estate matters; deliberation regarding economic development negotiations; and deliberation regarding personnel matters. The Board will meet in a closed session on the following and as authorized by:*  
  
**Texas Government Code, Section 551.071** – Consultation with attorney to seek or receive legal advice regarding pending or contemplated litigation, a settlement offer, or on a matter which the duty of the attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Texas Open Meetings Act: PID 4 bond issuance.
8. CONVENE INTO OPEN SESSION – *Take action, if necessary.*
9. ADJOURN

**In compliance with the Americans with Disabilities Act, the City of Missouri City will provide for reasonable accommodations for persons attending Missouri City Development Authority meetings. To better serve you requests should be received 24 hours prior to the meetings. Please contact Patrice Fogarty, City Secretary, at 281.403.8685.**

### CERTIFICATION

I certify that a copy of the February 2, 2009, agenda of items to be considered by the Missouri City Development Authority was posted on the City Hall bulletin board on January 30, 2009 at 12:00 p.m.

  
\_\_\_\_\_  
Maria Gonzalez, Deputy City Secretary

I certify that the attached notice and agenda of items for consideration by the Board of Directors was removed by me from the City Hall bulletin board on the \_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_



**Missouri City Development Authority  
Agenda Item  
February 2, 2009**

- 2.** Approve minutes of meeting held January 5, 2009.

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Background information attached as follows:

MCDA meeting minutes of January 5, 2009



**Missouri City Development Authority Minutes  
January 5, 2009**

**1. CALL TO ORDER**

The Board of Directors of the Missouri City Development Authority, held a meeting on Monday, January 5, 2009, at 6:30 p.m. in the Council Chambers at City Hall, Second Floor, 1522 Texas Parkway, Missouri City, Texas.

Present were Chairman Owen, Directors Reiter, Wyatt, Jimerson, Kolaja, Gary, and Gibson; City Manager Simpson, City Attorney Kelley and City Secretary Fogarty. Assistant City Manager Atkinson, Assistant City Attorney Smith, Director of Finance Vela, Director of Public Works/City Engineer Elmer, Director of Planning Green, and Director of Communications Brescian. Also present: Rick Hale and Attorney John Krugh from Perry Homes.

Chairman Owen called the meeting to order at 6:40 p.m.

**2. DISCUSSION/POSSIBLE ACTION**

- (a) Approve minutes of meeting held December 15, 2008.

Motion made by Director Gary and seconded by Director Gibson; the Board unanimously approved the minutes of the meeting of December 15, 2008, as presented.

- (b) Consider authorizing the Chairman to execute a change of registered agent and address for the Authority.

Motion made by Director Reiter and seconded by Director Wyatt; the Board unanimously approved to authorize Chairman Owen to execute a change of registered agent and address for the Authority.

- (c) Discuss issuance of Development Authority bonds to reimburse Perry Homes, LLC, for eligible Developer Advances related to Creekmont Sections 1 & 2 in Public Improvement District No. 4.

Rick Hale and John Krugh of Perry Homes discussed the issuance of Development Authority bonds to be reimbursed to Perry Homes.

Motion made by Director Wyatt and seconded by Director Gary; the Board unanimously authorized staff to work with Joe Morrow and authorized complete due diligence and McCall, Gibson and Company, PLL to perform an audit.

**3. ADJOURN**

Director Reiter moved to adjourn the meeting at 7:02 p.m. and seconded by Director Jimerson. Motion passed unanimously. Meeting adjourned.

**BY:**

\_\_\_\_\_  
Allen Owen, Chairman

**ATTEST:**

\_\_\_\_\_  
Eunice Reiter, Secretary



**Missouri City Development Authority  
Agenda Item  
February 2, 2009**

3. Consider authorizing the President to execute an Interlocal Agreement with the City of Missouri City to provide administrative and legal services.

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Background information attached as follows:

Cover Memo

Agreement



**Missouri City Development Authority  
Agenda Item Cover Memo  
February 2, 2009**

**To:** Board of Directors  
**Agenda Item:** **3** Consider authorizing the President to execute an Interlocal Agreement with City of Missouri City to provide administrative and legal services  
**Submitted by:** Gary W. Smith, First Assistant City Attorney

**SYNOPSIS**

This attached agreement with the City of Missouri City provides for the use of City staff for administrative and legal services for the Development Authority.

**BACKGROUND**

As Hawes Hill Calderon, LLP., and Tim Austin with Allen Boone Humphries Robinson, LLP, are no longer providing administrative and legal services, provision must be made for such services.

City staff has developed sufficient background and expertise to provide the administrative and legal services. Through the proposed agreement with the City, City staff may be utilized for the purpose. The agreement provides that the City will be compensated for the use of City staff.

**FISCAL ANALYSIS**

The Development Authority, through its agreements with Reinvestment Zones Number One and Two will continue to bear the expenses of administrative and legal services.

**STAFF'S RECOMMENDATION**

Staff recommends authorizing the President to execute the Interlocal Agreement with the City to provide administrative and legal services by the use of City staff.

**Frank Simpson  
City Manager**

STATE OF TEXAS           §  
  §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF FORT BEND §

**INTERLOCAL AGREEMENT BETWEEN MISSOURI CITY DEVELOPMENT  
AUTHORITY AND THE CITY OF MISSOURI CITY**

This Interlocal Agreement, is made and entered into pursuant to the Interlocal Cooperation Act (the "Act"), Chapter 791 of the Texas Government Code, between **Missouri City Development Authority** ("MCDA"), a local government corporation, acting by and through its Board of Directors, and **City of Missouri City** ("City"), a home-rule municipality, acting by and through its City Council.

Whereas, MCDA and City are local governments as defined by the Act, and as such are lawfully permitted to enter into an Interlocal Agreement;

Whereas, MCDA is charged with the administration, supervision, construction, financing and other duties related to City's Public Improvement Districts and Tax Increment Reinvestment Zones and desires to utilize City staff in administering, supervising, constructing, financing and performing other duties related to such districts and zones;

Whereas, City desires to assist MCDA by providing for the use of City staff in administering, supervising, constructing, financing and performing other duties related to such districts and zones.

Therefore, in consideration of the foregoing and further consideration of the mutual promises, covenants and conditions herein, the parties hereby agree as follows:

**I.  
BASIC TERMS**

City agrees to allow City staff to perform the administrative, supervisory, construction, financing and other duties, including legal services functions for MCDA in the administration and management of the City's Public Improvement Districts and Tax Increment Reinvestment Zones.

City shall maintain records of costs and expense to the City for the provision of the administrative, supervisory, construction, financing and other duties, including legal services functions, performed by City staff form MCDA.

**II.  
COMPENSATION**

The Act requires that the party performing the governmental function or service must be fairly compensated. MCDA agrees to reimburse City for the cost and expense of staff performing the administrative, supervisory, construction, financing and other duties, including legal services functions for MCDA in the administration and management of the City's Public Improvement Districts and Tax Increment Reinvestment Zones.

### **III. CURRENT REVENUES**

The party paying for the performance of the governmental function or service must make the payments from current revenues available to the paying party.

### **IV. TERM**

The term of this Agreement will be from the date of execution by the last party hereto until January 1, 2010, and this Agreement shall automatically renew each year thereafter, unless either party gives notice of termination to the other party. Either party may terminate this Agreement, with or without cause, by giving at least ten (10) days written notice to the other party.

### **V. MISCELLANEOUS**

It is expressly understood and agreed that this Agreement will have no force or effect until duly executed by all parties.

Both parties waive liability for causes beyond the parties' control, not the result of negligence.

Venue for all purposes is Fort Bend County, Texas.

Notices, correspondence, and all other communications shall be addressed as follows:

If to Missouri City Development Corporation:  
Missouri City Development Corporation  
1522 Texas Parkway  
Missouri City, Texas 77489  
Attn: General Manager

If to City of Missouri City:  
City of Missouri City  
1522 Texas Parkway  
Missouri City, Texas 77489  
Attention: Mayor

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates indicated.

**MISSOURI CITY DEVELOPMENT CORPORATION**

\_\_\_\_\_  
Allen Owen, President

\_\_\_\_\_  
Date

Attest:

\_\_\_\_\_  
\_\_\_\_\_, Secretary

**CITY OF MISSOURI CITY**

\_\_\_\_\_  
Allen Owen, Mayor

\_\_\_\_\_  
Date

Attest:

Approved as to form:

\_\_\_\_\_  
Patrice Fogarty, City Secretary

\_\_\_\_\_  
Caroline Kelley, City Attorney





**Missouri City Development Authority  
Agenda Item  
February 2, 2009**

4. Consider appointment of General Manager and Assistant Secretary.

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Background information attached as follows:

Cover Memo



**Missouri City Development Authority  
Agenda Item Cover Memo  
February 2, 2009**

**To:** Board of Directors  
**Agenda Item:** 4 Appointment of General Manager and Assistant Secretary  
**Submitted by:** Gary W. Smith, First Assistant City Attorney

**SYNOPSIS**

This item provides the Board with an opportunity to appoint a person as General Manager and as Assistant Secretary.

**BACKGROUND**

David Hawes is no longer the General Manager. Because Mr. Hawes' firm is no longer providing consulting services for the Zone and Board, the Board should appoint a person to serve as general manager for the Authority. Because City staff will be providing the administrative support for the Zone, it is consistent with City management that the City Manager be appointed as General Manager.

It is possible for the Board to appoint a member of City staff to perform the duties of the Assistant Secretary, thereby providing convenience in performing the ministerial duties (recording and preparing the minutes, signing the minutes, providing for all correspondence for the Board, preserving the records of the Board) while reserving significant actions (execution of formal documents) for the Board-elected Secretary. It is recommended that the City Secretary be appointed as Assistant Secretary.

**FISCAL ANALYSIS**

There is no fiscal impact.

**STAFF'S RECOMMENDATION**

Appoint the City Manager as General Manager and the City Secretary as Assistant Secretary.

  
**Frank Simpson**  
City Manager



**Missouri City Development Authority  
Agenda Item  
February 2, 2009**

5. Consider recommending changing the boundaries of Reinvestment Zone Number Two, City of Missouri City to execute 12.098 of land in Lakeshore Harbour.

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Background information attached as follows:

Cover Memo

Vicksburg Estates Disannex Petition

MUD 47 Annexation Request



**Missouri City Development Authority  
Agenda Item Cover Memo  
February 2, 2009**

**To:** Board of Directors  
**Agenda Item:** 5 Consider the exclusion of 12.098 acres of land in Lakeshore Harbour from Reinvestment Zone Number Two, City of Missouri City  
**Submitted by:** Gary W. Smith, First Assistant City Attorney

**SYNOPSIS**

Vicksburg Estates, Ltd., the developer of Lakeshore Harbour, has requested that 12.098 acres of land be excluded from Reinvestment Zone Two to allow its incorporation into Fort Bend County Municipal Utility District No. 47.

**BACKGROUND**

The Zone Board has received a petition from Vicksburg Estates, Ltd., the owner of the property requesting that the 12.098 acres of land be excluded from the Zone to allow its annexation into the MUD 47. The proposed exclusion and annexation would provide for the efficient provision of utility construction and service to a portion of Lake Shore Harbour that was previously divided between the Zone and MUD 47. As reflected in the attached information, the present boundary divides the proposed development and potentially runs through single lots. The change will allow the utility service to come from a single source, MUD 47, and provides for a simpler reimbursement of infrastructure costs.

**FISCAL ANALYSIS**

Based on the calculations in the current Financing and Project Plan, the exclusion will reduce the increment by approximately \$8,250 per year from 2010 through the end of the Zone, 2029, or \$165,000. Similarly, the removal of the property will reduce the required reimbursement by \$468,645.

**STAFF'S RECOMMENDATION**

Recommend the exclusion of the 12.098 acres from Reinvestment Zone Number Two.

**Frank Simpson  
City Manager**



**Missouri City Development Authority  
Agenda Item  
February 2, 2009**

5. Consider recommending changing the boundaries of Reinvestment Zone Number Two, City of Missouri City to execute 12.098 of land in Lakeshore Harbour.

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Background information attached as follows:

Cover Memo

**Vicksburg Estates Disannex Petition**

MUD 47 Annexation Request

# Greatmark International, Inc.

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December 23, 2008

Frank Simpson  
City of Missouri City  
1522 Texas Parkway  
Missouri City, Texas 77489

**Re: 12.098 Acres De-Annexation from TIRZ 2 and Annexation to FBMUD 47**

Dear Mr. Simpson,

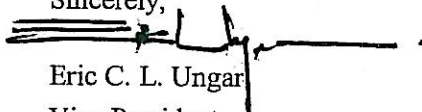
On December 12, 2008, I met with Scott Elmer and Gary Smith from City Staff regarding the above mentioned 12.098 acres located in TIRZ 2 and explained our desire to have this area served by FBMUD 47. The area in question is contiguous to the boundary limits of FBMUD 47 and as the property is designed and planned the services from this 12.098 acres would have to travel from the TIRZ service area, through FBMUD 47 service area and back to the Lift Station in the TIRZ then to the WWTP, and similar for the water services from the supply point to the residence.

Vicksburg Estates, Ltd. as original petitioner, would like is to de-annex the 12.098 acres of land from the TIRZ boundary and annex it into FBMUD 47. This in essence creates a cleaner divide for the provision of billing, taxing, water and wastewater services and would allow the entire northeast corner of Lakeshore Harbour to receive all their water and wastewater services from FBMUD 47.

We further realize that the portion of the "Rim" road lying outside of the TIRZ Boundary is not reimbursable by the TIRZ/PID.

I am attaching a before and after exhibit for your review and use regarding this de-annexation. Please feel free to contact me should you have any questions or comments.

Sincerely,

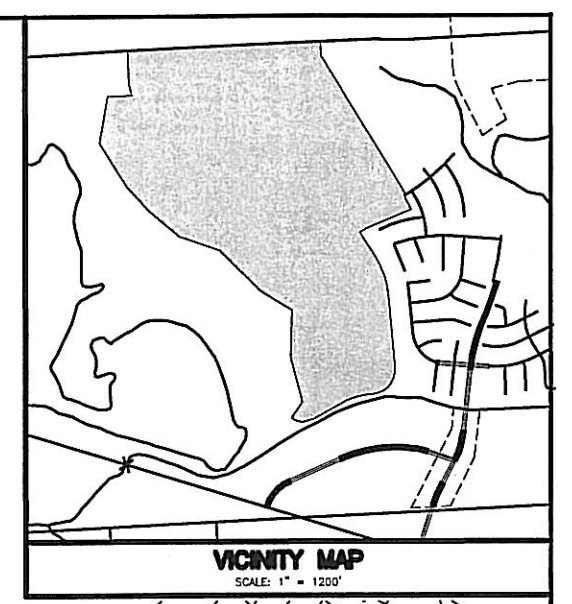
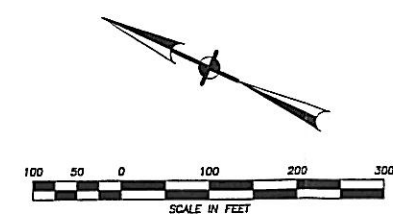
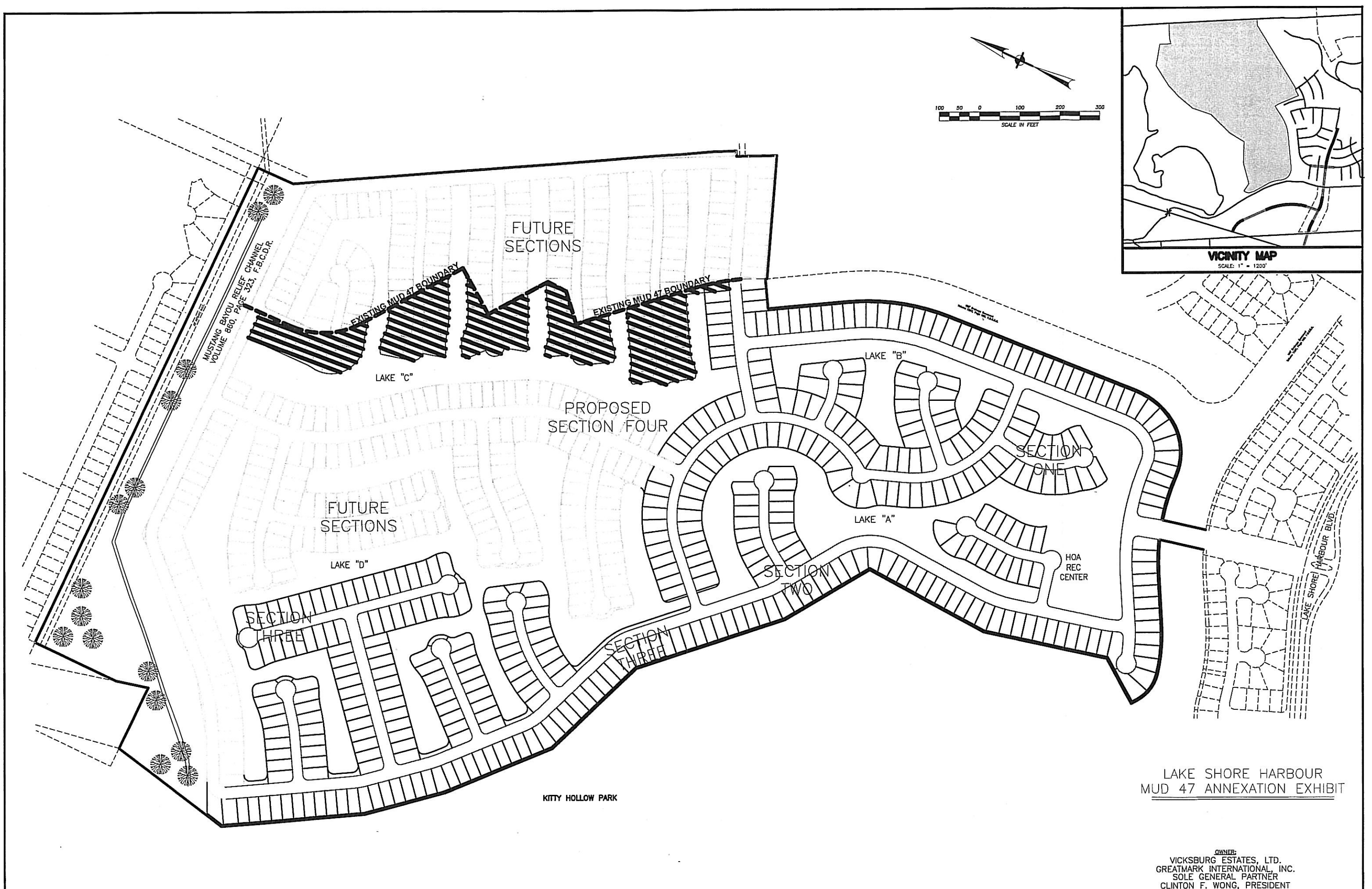


Eric C. L. Ungar  
Vice President  
Greatmark International, Inc.  
General Partner  
Vicksburg Estates, Ltd.

Cc: Scott Elmer, P.E., Missouri City Engineering  
Gary Smith, Missouri City Legal

**Enclosures (2) -- Metes and Bounds Description and Exhibit**

WPIN/WPIN/SKYMARK/SIMPSONL.WPD



LAKE SHORE HARBOUR  
MUD 47 ANNEXATION EXHIBIT

OWNER:  
VICKSBURG ESTATES, LTD.  
GREATMARK INTERNATIONAL, INC.  
SOLE GENERAL PARTNER  
CLINTON F. WONG, PRESIDENT  
7676 WOODWAY, SUITE 238  
HOUSTON, TEXAS 77063  
DECEMBER 23, 2008 N.T.S.



County: Fort Bend  
Project: Lake Shore Harbour -F.B.C.M.U.D. #47  
M.S.G. No.: 081452-R  
Job Number: 182-TIRZ

FIELD NOTES FOR 12.098 ACRES OF LAND

Being a 5 tracts of land totaling 12.098 acres, located in the Elijah Roark League, A-77; said 12.098 acre tract being out of the remainder of a called 262.269 acre tract of land recorded in the name of Vicksburg Estates, Ltd. in Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 1999082607; said 12.098 acre tract being more particularly described by metes and bounds as follows; (bearings are referenced to the plat of Lake Shore Harbour, Sec. 2, recorded under Slide Numbers 2425B and 2426A, of the Fort Bend County Plat Records (F.B.C.P.R.)):

**Tract 1**  
3.055 Acres

**Commencing** at a 5/8-inch iron rod found for the southeast corner of Lot 11, Block 5, of said Lake Shore Harbour, Sec. 2, said rod being on the westerly line of Fort Bend County Municipal Utility District (F.B.C.M.U.D.) Number 47 and the northerly northeast corner of a 150 foot wide Drainage Easement recorded in Volume 1207, Page 182 of the Fort Bend County Deed Records (F.B.C.D.R.);

Thence, through and across said Lot 11, Block 5 and Aldridge Drive (60 feet wide right-of-way (R.O.W.)), per said plat of Lake Shore Harbour, Sec. 2), being the westerly line of said F.B.C.M.U.D. No. 47, the following two (2) courses:

1. North 29 degrees 59 minutes 21 seconds West, a distance of 100.00 feet to the beginning of a curve to the left;
2. 84.92 feet with the arc of said curve to the left, having a central angle of 03 degrees 48 minutes 58 seconds, a radius of 1275.00 feet and a chord that bears North 31 degrees 53 minutes 50 seconds West, a distance of 84.91 feet to a point on the northwesterly R.O.W. line of said Aldridge Drive, for the most easterly corner and **Point of Beginning** of the herein described tract;

Thence, with the northwesterly R.O.W. line of said Aldridge Drive, the following two (2) courses:

1. 9.82 feet with the arc of a non-tangent curve to the left, having a central angle of 01 degrees 42 minutes 20 seconds, a radius of 330.00 feet and a chord that bears South 60 degrees 51 minutes 49 seconds West, a distance of 9.82 feet to a point of tangency;
2. South 60 degrees 00 minutes 39 seconds West, a distance of 27.40 feet to a point for corner;



Thence, through and across aforesaid 262.269 acre tract, the following sixteen (16) courses:

1. North 29 degrees 59 minutes 21 seconds West, a distance of 220.16 feet to a point for corner;
2. South 60 degrees 00 minutes 37 seconds West, a distance of 291.19 feet to the beginning of a curve to the left;
3. 11.02 feet with the arc of said curve to the left, having a central angle of 00 degrees 20 minutes 50 seconds, a radius of 1817.87 feet and a chord that bears South 59 degrees 50 minutes 12 seconds West, a distance of 11.02 feet to a point of compound curvature;
4. 36.28 feet with the arc of said curve to the left, having a central angle of 20 degrees 47 minutes 10 seconds, a radius of 100.00 feet and a chord that bears South 49 degrees 16 minutes 12 seconds West, a distance of 36.08 feet to a point of reverse curvature;
5. 73.15 feet with the arc of said curve to the right, having a central angle of 25 degrees 24 minutes 00 seconds, a radius of 165.00 feet and a chord that bears South 51 degrees 34 minutes 37 seconds West, a distance of 72.55 feet to a point of compound curvature;
6. 42.67 feet with the arc of said curve to the right, having a central angle of 81 degrees 29 minutes 13 seconds, a radius of 30.00 feet and a chord that bears North 74 degrees 59 minutes 03 seconds West, a distance of 39.16 feet to a point of tangency;
7. North 34 degrees 14 minutes 27 seconds West, a distance of 73.51 feet to the beginning of a curve to the left;
8. 19.31 feet with the arc of said curve to the left, having a central angle of 36 degrees 52 minutes 19 seconds, a radius of 30.00 feet and a chord that bears North 52 degrees 40 minutes 36 seconds West, a distance of 18.97 feet to a point of reverse curvature;
9. 110.25 feet with the arc of said curve to the right, having a central angle of 90 degrees 14 minutes 35 seconds, a radius of 70.00 feet and a chord that bears North 25 degrees 59 minutes 28 seconds West, a distance of 99.20 feet to a point of reverse curvature;
10. 27.65 feet with the arc of said curve to the left, having a central angle of 52 degrees 48 minutes 08 seconds, a radius of 30.00 feet and a chord that bears North 07 degrees 16 minutes 14 seconds West, a distance of 26.68 feet to a point of tangency;
11. North 33 degrees 40 minutes 18 seconds West, a distance of 55.34 feet to the beginning of a curve to the right;
12. 47.02 feet with the arc of said curve to the right, having a central angle of 89 degrees 48 minutes 22 seconds, a radius of 30.00 feet and a chord that bears North 11 degrees 13 minutes 53 seconds East, a distance of 42.35 feet to a point of compound curvature;

13. 61.63 feet with the arc of said curve to the right, having a central angle of 21 degrees 24 minutes 03 seconds, a radius of 165.00 feet and a chord that bears North 66 degrees 50 minutes 05 seconds East, a distance of 61.27 feet to a point of reverse curvature;
14. 31.77 feet with the arc of said curve to the left, having a central angle of 18 degrees 12 minutes 03 seconds, a radius of 100.00 feet and a chord that bears North 68 degrees 26 minutes 06 seconds East, a distance of 31.63 feet to a point of reverse curvature;
15. 24.98 feet with the arc of said curve to the right, having a central angle of 00 degrees 40 minutes 33 seconds, a radius of 2117.87 feet and a chord that bears North 59 degrees 40 minutes 21 seconds East, a distance of 24.98 feet to a point of tangency;
16. North 60 degrees 00 minutes 37 seconds East, a distance of 234.22 feet to a point on the westerly line of aforesaid F.B.C.M.U.D. No. 47, for the north corner of the herein described tract;

Thence, with the westerly line of said F.B.C.M.U.D. No. 47, the following two (2) courses:

1. South 41 degrees 29 minutes 30 seconds East, a distance of 358.11 feet to the beginning of a curve to the right;
2. 171.04 feet along the arc of said curve to the right, having a central angle of 07 degrees 41 minutes 11 seconds, a radius of 1275.00 feet and a chord that bears South 37 degrees 38 minutes 55 seconds East, a distance of 170.92 feet to the **Point of Beginning**, and containing 3.055 acres of land.

**Tract 2**

2.135 Acres

**Commencing** at a 5/8-inch iron rod found for the southeast corner of Lot 11, Block 5, of said Lake Shore Harbour, Sec. 2, said rod being on the westerly line of Fort Bend County Municipal Utility District (F.B.C.M.U.D.) Number 47 and the northerly northeast corner of a 150 foot wide Drainage Easement recorded in Volume 1207, Page 182 of the Fort Bend County Deed Records (F.B.C.D.R.);

Thence, through and across said Lot 11, Block 5, Aldridge Drive (60 feet wide right-of-way (R.O.W.), per said plat of Lake Shore Harbour, Sec. 2), and said 262.269 acre tract, being the westerly line of said F.B.C.M.U.D. No. 47, the following three (3) courses:

1. North 29 degrees 59 minutes 21 seconds West, a distance of 100.00 feet to the beginning of a curve to the left;
2. 255.96 feet with the arc of said curve to the left, having a central angle of 11 degrees 30 minutes 09 seconds, a radius of 1275.00 feet and a chord that bears North 35 degrees 44 minutes 26 seconds West, a distance of 255.53 feet to the point of tangency;

3. North 41 degrees 29 minutes 30 seconds West, a distance of 455.20 feet to the most southerly southeast corner and **Point of Beginning** of the herein described tract;

Thence, leaving the westerly line of said F.B.C.M.U.D. No. 47, and continuing through and across aforesaid 262.269 acre tract, the following fourteen (14) courses:

1. South 60 degrees 00 minutes 37 seconds West, a distance of 93.31 feet to the beginning of a curve to the left;
2. 33.81 feet with the arc of said curve to the left, having a central angle of 19 degrees 22 minutes 12 seconds, a radius of 100.00 feet and a chord that bears South 50 degrees 19 minutes 31 seconds West, a distance of 33.65 feet to a point of reverse curvature;
3. 92.76 feet with the arc of said curve to the right, having a central angle of 32 degrees 12 minutes 35 seconds, a radius of 165.00 feet and a chord that bears South 56 degrees 44 minutes 43 seconds West, a distance of 91.54 feet to a point of compound curvature;
4. 40.40 feet with the arc of said curve to the right, having a central angle of 77 degrees 09 minutes 37 seconds, a radius of 30.00 feet and a chord that bears North 68 degrees 34 minutes 11 seconds West, a distance of 37.42 feet to a point of tangency;
5. North 29 degrees 59 minutes 23 seconds West, a distance of 88.04 feet to the beginning of a curve to the left;
6. 13.53 feet with the arc of said curve to the left, having a central angle of 25 degrees 50 minutes 31 seconds, a radius of 30.00 feet and a chord that bears North 42 degrees 54 minutes 38 seconds West, a distance of 13.42 feet to a point of reverse curvature;
7. 118.19 feet with the arc of said curve to the right, having a central angle of 96 degrees 44 minutes 23 seconds, a radius of 70.00 feet and a chord that bears North 07 degrees 27 minutes 42 seconds West, a distance of 104.64 feet to a point of reverse curvature;
8. 37.12 feet with the arc of said curve to the left, having a central angle of 70 degrees 53 minutes 52 seconds, a radius of 30.00 feet and a chord that bears North 05 degrees 27 minutes 34 seconds East, a distance of 34.80 feet to a point of tangency;
9. North 29 degrees 59 minutes 23 seconds West, a distance of 58.09 feet to the beginning of a curve to the right;
10. 52.43 feet with the arc of said curve to the right, having a central angle of 100 degrees 08 minutes 06 seconds, a radius of 30.00 feet and a chord that bears North 20 degrees 04 minutes 40 seconds East, a distance of 46.01 feet to a point of compound curvature;
11. 59.93 feet with the arc of said curve to the right, having a central angle of 18 degrees 33 minutes 34 seconds, a radius of 185.00 feet and a chord that bears North 79 degrees 25 minutes 30 seconds East, a distance of 59.66 feet to a point of reverse curvature;

12. 50.08 feet with the arc of said curve to the left, having a central angle of 28 degrees 41 minutes 40 seconds, a radius of 100.00 feet and a chord that bears North 74 degrees 21 minutes 27 seconds East, a distance of 49.56 feet to a point of tangency;
13. North 60 degrees 00 minutes 37 seconds East, a distance of 149.60 feet to the beginning of a curve to the right;
14. 76.66 feet with the arc of said curve to the right, having a central angle of 03 degrees 36 minutes 50 seconds, a radius of 1215.45 feet and a chord that bears North 61 degrees 49 minutes 02 seconds East, a distance of 76.65 feet to a point on the westerly line of aforesaid F.B.C.M.U.D. No. 47, for the most northerly corner of the herein described tract;

Thence, with the westerly line of said F.B.C.M.U.D. No. 47, the following four (4) courses:

1. South 53 degrees 16 minutes 31 seconds East, a distance of 38.28 feet to a point for the most easterly corner of the herein described tract;
2. South 03 degrees 30 minutes 57 seconds West, a distance of 103.36 feet to an angle point;
3. South 48 degrees 30 minutes 29 seconds West, a distance of 172.26 feet to an angle point;
4. South 41 degrees 29 minutes 30 seconds East, a distance of 144.79 feet to the **Point of Beginning**, and containing 2.135 acres of land.

**Tract 3**  
2.049 Acres

**Commencing** at a 5/8-inch iron rod found for the southeast corner of Lot 11, Block 5, of said Lake Shore Harbour, Sec. 2, said rod being on the westerly line of Fort Bend County Municipal Utility District (F.B.C.M.U.D.) Number 47 and the northerly northeast corner of a 150 foot wide Drainage Easement recorded in Volume 1207, Page 182 of the Fort Bend County Deed Records (F.B.C.D.R.);

Thence, through and across said Lot 11, Block 5, Aldridge Drive (60 feet wide right-of-way (R.O.W.), per said plat of Lake Shore Harbour, Sec. 2), and said 262.269 acre tract, being the westerly line of said F.B.C.M.U.D. No. 47, the following six (6) courses:

1. North 29 degrees 59 minutes 21 seconds West, a distance of 100.00 feet to the beginning of a non-tangent curve to the left;
2. 255.96 feet with the arc of said curve to the left, having a central angle of 11 degrees 30 minutes 09 seconds, a radius of 1275.00 feet and a chord that bears North 35 degrees 44 minutes 26 seconds West, a distance of 255.53 feet to the point of tangency;

3. North 41 degrees 29 minutes 30 seconds West, a distance of 600.00 feet to an angle point;
4. North 48 degrees 30 minutes 29 seconds East, a distance of 172.26 feet to an angle point;
5. North 03 degrees 30 minutes 57 seconds East, a distance of 103.36 feet to an angle point;
6. North 53 degrees 16 minutes 31 seconds West, a distance of 144.03 feet the southeast corner and **Point of Beginning** of the herein described tract;

Thence, leaving the westerly line of said F.B.C.M.U.D. No. 47, and continuing through and across aforesaid 262.269 acre tract, the following thirteen (13) courses:

1. 191.99 feet with the arc of a non-tangent curve to the right, having a central angle of 10 degrees 31 minutes 31 seconds, a radius of 1045.15 feet and a chord that bears South 66 degrees 11 minutes 27 seconds West, a distance of 191.72 feet to a point of reverse curvature;
2. 54.63 feet with the arc of said curve to the left, having a central angle of 27 degrees 13 minutes 06 seconds, a radius of 115.00 feet and a chord that bears South 57 degrees 50 minutes 39 seconds West, a distance of 54.12 feet to a point of reverse curvature;
3. 62.88 feet with the arc of said curve to the right, having a central angle of 120 degrees 05 minutes 27 seconds, a radius of 30.00 feet and a chord that bears North 75 degrees 43 minutes 11 seconds West, a distance of 51.99 feet to a point of tangency;
4. North 15 degrees 40 minutes 28 seconds West, a distance of 47.10 feet to the beginning of a curve to the left;
5. 34.78 feet with the arc of said curve to the left, having a central angle of 66 degrees 25 minutes 19 seconds, a radius of 30.00 feet and a chord that bears North 48 degrees 53 minutes 07 seconds West, a distance of 32.86 feet to a point of reverse curvature;
6. 122.14 feet with the arc of said curve to the right, having a central angle of 99 degrees 58 minutes 33 seconds, a radius of 70.00 feet and a chord that bears North 32 degrees 06 minutes 30 seconds West, a distance of 107.23 feet to a point of reverse curvature;
7. 34.78 feet with the arc of said curve to the left, having a central angle of 66 degrees 25 minutes 19 seconds, a radius of 30.00 feet and a chord that bears North 15 degrees 19 minutes 52 seconds West, a distance of 32.86 feet to a point of tangency;
8. North 48 degrees 32 minutes 32 seconds West, a distance of 41.86 feet to the beginning of a curve to the right;
9. 51.58 feet with the arc of said curve to the right, having a central angle of 98 degrees 31 minutes 11 seconds, a radius of 30.00 feet and a chord that bears North 00 degrees 43 minutes 04 seconds East, a distance of 45.46 feet to a point of compound curvature;

10. 121.68 feet with the arc of said curve to the right, having a central angle of 42 degrees 15 minutes 05 seconds, a radius of 165.00 feet and a chord that bears North 71 degrees 06 minutes 12 seconds East, a distance of 118.94 feet to a point of reverse curvature;
11. 43.35 feet with the arc of said curve to the left, having a central angle of 22 degrees 35 minutes 32 seconds, a radius of 115.00 feet and a chord that bears North 80 degrees 55 minutes 58 seconds East, a distance of 45.05 feet to a point of compound curvature;
12. 108.89 feet with the arc of said curve to the left, having a central angle of 08 degrees 22 minutes 21 seconds, a radius of 745.16 feet and a chord that bears North 65 degrees 27 minutes 02 seconds East, a distance of 108.79 feet to a point of reverse curvature;
13. 164.61 feet with the arc of said curve to the right, having a central angle of 05 degrees 51 minutes 21 seconds, a radius of 1610.60 feet and a chord that bears North 64 degrees 11 minutes 31 seconds East, a distance of 164.53 feet to a point on the westerly line of aforesaid F.B.C.M.U.D. No. 47, for the most northerly corner of the herein described tract;

Thence, with the westerly line of said F.B.C.M.U.D. No. 47, the following three (3) courses:

1. South 53 degrees 16 minutes 33 seconds East, a distance of 3.57 feet to a point for the northeast corner of the herein described tract;
2. South 36 degrees 43 minutes 27 seconds West, a distance of 265.00 feet to an angle point;
3. South 53 degrees 16 minutes 31 seconds East, a distance of 195.97 feet to the **Point of Beginning**, and containing 2.049 acres of land.

**Tract 4**  
2.328 Acres

**Commencing** at a 5/8-inch iron rod found for the southeast corner of Lot 11, Block 5, of said Lake Shore Harbour, Sec. 2, said rod being on the westerly line of Fort Bend County Municipal Utility District (F.B.C.M.U.D.) Number 47 and the northerly northeast corner of a 150 foot wide Drainage Easement recorded in Volume 1207, Page 182 of the Fort Bend County Deed Records (F.B.C.D.R.);

Thence, through and across said Lot 11, Block 5, Aldridge Drive (60 feet wide right-of-way (R.O.W.)), per said plat of Lake Shore Harbour, Sec. 2), and said 262.269 acre tract, being the westerly line of said F.B.C.M.U.D. No. 47, the following eight (8) courses:

1. North 29 degrees 59 minutes 21 seconds West, a distance of 100.00 feet to the beginning of a non-tangent curve to the left;



2. 255.96 feet with the arc of said curve to the left, having a central angle of 11 degrees 30 minutes 09 seconds, a radius of 1275.00 feet and a chord that bears North 35 degrees 44 minutes 26 seconds West, a distance of 255.53 feet to the point of tangency;
3. North 41 degrees 29 minutes 30 seconds West, a distance of 600.00 feet to an angle point;
4. North 48 degrees 30 minutes 29 seconds East, a distance of 172.26 feet to an angle point;
5. North 03 degrees 30 minutes 57 seconds East, a distance of 103.36 feet to an angle point;
6. North 53 degrees 16 minutes 31 seconds West, a distance of 340.00 feet to an angle point;
7. North 36 degrees 43 minutes 27 seconds East, a distance of 265.00 feet to an angle point;
8. North 53 degrees 16 minutes 33 seconds West, a distance of 112.85 feet to the east corner and **Point of Beginning** of the herein described tract;

Thence, leaving the westerly line of said F.B.C.M.U.D. No. 47, and continuing through and across aforesaid 262.269 acre tract, the following sixteen (16) courses:

1. 119.03 feet with the arc of a non-tangent curve to the left, having a central angle of 03 degrees 59 minutes 54 seconds, a radius of 1705.75 feet and a chord that bears South 63 degrees 15 minutes 48 seconds West, a distance of 119.01 feet to a point of reverse curvature;
2. 175.50 feet with the arc of said curve to the right, having a central angle of 15 degrees 28 minutes 13 seconds, a radius of 650.00 feet and a chord that bears South 68 degrees 59 minutes 57 seconds West, a distance of 174.97 feet to a point of tangency;
3. South 76 degrees 44 minutes 04 seconds West, a distance of 11.93 feet to the beginning of a curve to the left;
4. 33.81 feet with the arc of said curve to the left, having a central angle of 19 degrees 22 minutes 12 seconds, a radius of 100.00 feet and a chord that bears South 67 degrees 02 minutes 58 seconds West, a distance of 33.65 feet to a point of reverse curvature;
5. 35.28 feet with the arc of said curve to the right, having a central angle of 12 degrees 14 minutes 59 seconds, a radius of 165.00 feet and a chord that bears South 63 degrees 29 minutes 21 seconds West, a distance of 35.21 feet to a point of compound curvature;
6. 50.52 feet with the arc of said curve to the right, having a central angle of 96 degrees 29 minutes 41 seconds, a radius of 30.00 feet and a chord that bears North 62 degrees 08 minutes 19 seconds West, a distance of 44.76 feet to a point of tangency;
7. North 13 degrees 53 minutes 28 seconds West, a distance of 44.70 feet to the beginning of a curve to the left;

8. 33.21 feet with the arc of said curve to the left, having a central angle of 63 degrees 25 minutes 46 seconds, a radius of 30.00 feet and a chord that bears North 45 degrees 36 minutes 21 seconds West, a distance of 31.54 feet to a point of reverse curvature;
9. 109.83 feet with the arc of said curve to the right, having a central angle of 89 degrees 53 minutes 49 seconds, a radius of 70.00 feet and a chord that bears North 32 degrees 22 minutes 20 seconds West, a distance of 98.91 feet to a point of reverse curvature;
10. 13.53 feet with the arc of said curve to the left, having a central angle of 25 degrees 50 minutes 31 seconds, a radius of 30.00 feet and a chord that bears North 00 degrees 20 minutes 41 seconds West, a distance of 13.42 feet to a point of tangency;
11. North 13 degrees 15 minutes 56 seconds West, a distance of 88.04 feet to the beginning of a curve to the right;
12. 40.40 feet with the arc of said curve to the right, having a central angle of 77 degrees 09 minutes 37 seconds, a radius of 30.00 feet and a chord that bears North 25 degrees 18 minutes 53 seconds East, a distance of 37.42 feet to a point of compound curvature;
13. 92.76 feet with the arc of said curve to the right, having a central angle of 32 degrees 12 minutes 35 seconds, a radius of 165.00 feet and a chord that bears North 79 degrees 59 minutes 59 seconds East, a distance of 91.54 feet to a point of reverse curvature;
14. 33.81 feet with the arc of said curve to the left, having a central angle of 19 degrees 22 minutes 12 seconds, a radius of 100.00 feet and a chord that bears North 86 degrees 25 minutes 10 seconds East, a distance of 33.65 feet to a point of tangency;
15. North 76 degrees 44 minutes 04 seconds East, a distance of 11.93 feet to the beginning of a curve to the left;
16. 74.29 feet with the arc of said curve to the left, having a central angle of 12 degrees 09 minutes 44 seconds, a radius of 350.00 feet and a chord that bears North 70 degrees 39 minutes 12 seconds East, a distance of 74.16 feet to a point on the westerly line of aforesaid F.B.C.M.U.D. No. 47, for the most northerly corner of the herein described tract;

Thence, with the westerly line of said F.B.C.M.U.D. No. 47, South 53 degrees 16 minutes 33 seconds East, a distance of 334.99 feet to the **Point of Beginning**, and containing 2.326 acres of land.

**Tract 5**  
2.522 Acres

**Commencing** at a 5/8-inch iron rod found for the southeast corner of Lot 11, Block 5, of said Lake Shore Harbour, Sec. 2, said rod being on the westerly line of Fort Bend County Municipal Utility District (F.B.C.M.U.D.) Number 47 and the northerly northeast corner of a 150 foot wide Drainage Easement recorded in Volume 1207, Page 182 of the Fort Bend County Deed Records (F.B.C.D.R.);



Thence, through and across said Lot 11, Block 5, Aldridge Drive (60 feet wide right-of-way (R.O.W.), per said plat of Lake Shore Harbour, Sec. 2), and said 262.269 acre tract, being the westerly line of said F.B.C.M.U.D. No. 47, the following eight (8) courses:

1. North 29 degrees 59 minutes 21 seconds West, a distance of 100.00 feet to the beginning of a non-tangent curve to the left;
2. 255.96 feet with the arc of said curve to the left, having a central angle of 11 degrees 30 minutes 09 seconds, a radius of 1275.00 feet and a chord that bears North 35 degrees 44 minutes 26 seconds West, a distance of 255.53 feet to the point of tangency;
3. North 41 degrees 29 minutes 30 seconds West, a distance of 600.00 feet to an angle point;
4. North 48 degrees 30 minutes 29 seconds East, a distance of 172.26 feet to an angle point;
5. North 03 degrees 30 minutes 57 seconds East, a distance of 103.36 feet to an angle point;
6. North 53 degrees 16 minutes 31 seconds West, a distance of 340.00 feet to an angle point;
7. North 36 degrees 43 minutes 27 seconds East, a distance of 265.00 feet to an angle point;
8. North 53 degrees 16 minutes 33 seconds West, a distance of 569.64 feet to the southeast corner and **Point of Beginning** of the herein described tract;

Thence, leaving the westerly line of said F.B.C.M.U.D. No. 47, and continuing through and across aforesaid 262.269 acre tract, the following six (6) courses:

1. South 77 degrees 08 minutes 20 seconds West, a distance of 78.17 feet to the beginning of a curve to the left;
2. 18.92 feet with the arc of said curve to the left, having a central angle of 12 degrees 02 minutes 45 seconds, a radius of 90.00 feet and a chord that bears South 71 degrees 06 minutes 58 seconds West, a distance of 18.89 feet to a point of reverse curvature;
3. 364.76 feet with the arc of said curve to the right, having a central angle of 126 degrees 39 minutes 48 seconds, a radius of 165.00 feet and a chord that bears North 51 degrees 34 minutes 31 seconds West, a distance of 294.89 feet to a point of reverse curvature;
4. 20.31 feet with the arc of said curve to the left, having a central angle of 11 degrees 38 minutes 23 seconds, a radius of 100.00 feet and a chord that bears North 05 degrees 56 minutes 12 seconds East, a distance of 20.28 feet to a point of tangency;
5. North 00 degrees 07 minutes 00 seconds East, a distance of 386.78 feet to the northwest corner of the herein described tract;

6. South 89 degrees 52 minutes 59 seconds East, a distance of 157.28 feet to a point on the westerly line of aforesaid F.B.C.M.U.D. No. 47, for the northeast corner of the herein described tract;

Thence, with the westerly line of said F.B.C.M.U.D. No. 47, the following three (3) courses:

1. South 00 degrees 01 minutes 33 seconds East, a distance of 242.97 feet to the beginning of a curve to the left;
2. 371.76 feet with the arc of said curve to the left, having a central angle of 53 degrees 15 minutes 00 seconds, a radius of 400.00 feet and a chord that bears South 26 degrees 39 minutes 03 seconds East, a distance of 358.52 feet to a point of tangency;
3. South 53 degrees 16 minutes 33 seconds East, a distance of 5.00 feet to the **Point of Beginning**, and containing 2.531 acres of land.

Area Summary

Tract 1 = 3.055 Acres

Tract 2 = 2.135 Acres

Tract 3 = 2.049 Acres

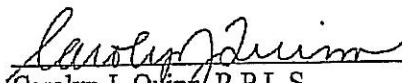
Tract 4 = 2.328 Acres

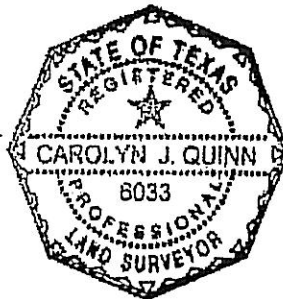
Tract 5 = 2.531 Acres

**Total = 12.098 Acres**

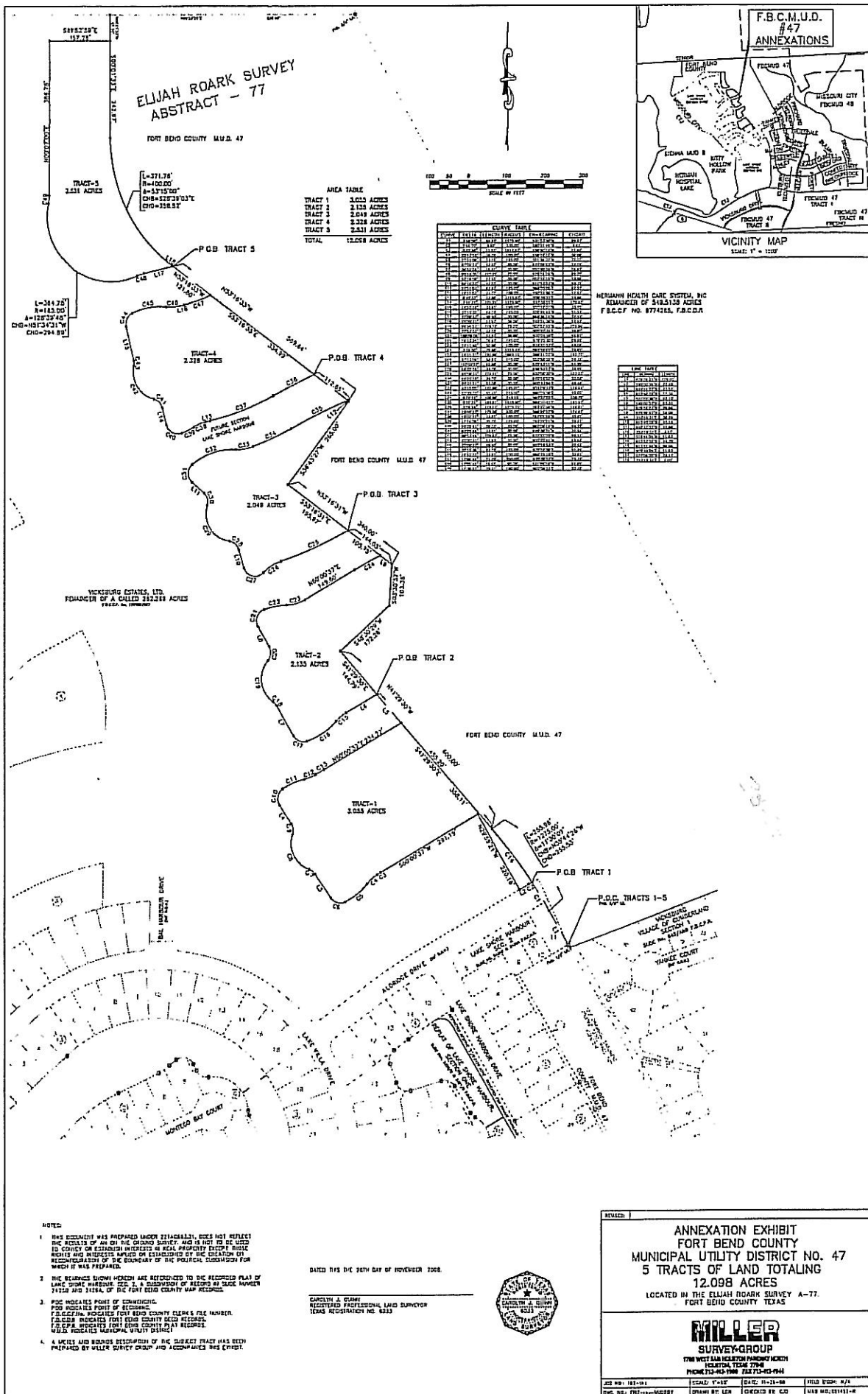
This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

An exhibit of the subject tract, dated November 26, 2008, has been prepared by the surveyor and accompanies this description.

  
Carolyn J. Quinn, R.P.L.S.  
Texas Registration No. 6033



MILLER SURVEY GROUP  
Ph: (713) 413-1900  
November 26, 2008  
Revised: December 3, 2008  
081452-R





**Missouri City Development Authority  
Agenda Item  
February 2, 2009**

5. Consider recommending changing the boundaries of Reinvestment Zone Number Two, City of Missouri City to execute 12.098 of land in Lakeshore Harbour.

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Background information attached as follows:

Cover Memo

Vicksburg Estates Disannex Petition

**MUD 47 Annexation Request**



November 24, 2008

JOHNSON RADCLIFFE  
PETROV & BOBBITT PLLC

[jpolley@publiclaw.com](mailto:jpolley@publiclaw.com)

**VIA ELECTRONIC MAIL AND U.S. MAIL**

Mr. Scott Elmer  
Public Works Director  
City of Missouri City  
1522 Texas Parkway  
Missouri City, Texas 77489

Re: Annexation of Lake Shore Harbour tracts into Fort Bend Municipal Utility  
District No. 47 (the "District")

Dear Mr. Elmer:

Mr. Eric Ungar of Skymark Development Company, developer of the Lake Shore Harbour subdivision, has informed the District's Board of Directors (the "Board") that the City of Missouri City (the "City") intends to exclude a portion of Lake Shore Harbour, described on **Exhibit "A"** attached hereto (the "Property"), from the existing tax increment reinvestment zone (the "TIRZ") and allow the District to annex the Property. Mr. Ungar further stated that the City had requested a letter from the District expressing its willingness to annex the Property.

This letter is to inform you that at the Board's meeting on October 15, 2008, the Board reviewed and discussed Mr. Ungar's request that the District annex the Property. The Board expressed its willingness to annex the Property by a unanimous vote, as reflected on the excerpt of the minutes of such meeting attached hereto as **Exhibit "B"**. However, I cannot advise the Board to proceed with annexation unless it occurs either after or simultaneously with the exclusion of the Property from the TIRZ.

If you have any questions or concerns regarding this proposed annexation by the District, please feel free to contact me.

Very truly yours,

Jonathan D. Polley  
Attorney for the District

JDP/jtm  
Enclosures

cc: Mr. Eric Ungar, Skymark Development Company [via electronic mail]  
Board of Directors of the District [via electronic mail]  
Mr. Marvin Zahradnik, P.E., Landev Engineers, Inc. [via electronic mail]  
Ms. Robin S. Bobbitt (Firm)

County: Fort Bend  
Project: Lake Shore Harbour - F.B.C.M.U.D. #47  
M.S.G. No.: 081452  
Job Number: 182-TIRZ

FIELD NOTES FOR 12.078 ACRES OF LAND

Being a 5 tracts of land totaling 12.078 acres, located in the Elijah Roark League, A-77; said 12.078 acre tract being out of the remainder of a called 262.269 acre tract of land recorded in the name of Vicksburg Estates, Ltd. in Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 1999082607; said 12.078 acre tract being more particularly described by metes and bounds as follows; (bearings are referenced to the plat of Lake Shore Harbour, Sec. 2, recorded under Slide Numbers 2425B and 2426A, of the Fort Bend County Plat Records (F.B.C.P.R.)):

**Tract 1**  
3.051 Acres

**Commencing** at a 5/8-inch iron rod found for the southeast corner of Lot 11, Block 5, of said Lake Shore Harbour, Sec. 2, said rod being on the westerly line of Fort Bend County Municipal Utility District (F.B.C.M.U.D.) Number 47 and the northerly northeast corner of a 150 foot wide Drainage Easement recorded in Volume 1207, Page 182 of the Fort Bend County Deed Records (F.B.C.D.R.);

Thence, through and across said Lot 11, Block 5 and Aldridge Drive (60 feet wide right-of-way (R.O.W.)), per said plat of Lake Shore Harbour, Sec. 2), being the westerly line of said F.B.C.M.U.D. No. 47, the following two (2) courses:

1. North 29 degrees 59 minutes 17 seconds West, a distance of 100.00 feet to the beginning of a non-tangent curve to the left;
2. 84.93 feet with the arc of said non-tangent curve to the left, having a central angle of 03 degrees 48 minutes 59 seconds, a radius of 1275.00 feet and a chord that bears North 31 degrees 58 minutes 03 seconds West, a distance of 84.91 feet to a point on the northwesterly R.O.W. line of said Aldridge Drive, for the most easterly corner and **Point of Beginning** of the herein described tract;

Thence, with the northwesterly R.O.W. line of said Aldridge Drive, the following two (2) courses:

1. 9.72 feet with the arc of a non-tangent curve to the left, having a central angle of 01 degrees 41 minutes 15 seconds, a radius of 330.00 feet and a chord that bears South 60 degrees 51 minutes 16 seconds West, a distance of 9.72 feet to a point of tangency;
2. South 60 degrees 00 minutes 39 seconds West, a distance of 27.40 feet to a point for corner;

Thence, through and across aforesaid 262.269 acre tract. the following sixteen (16) courses:

1. North 29 degrees 59 minutes 21 seconds West, a distance of 220.16 feet to a point for corner;
2. South 60 degrees 00 minutes 37 seconds West, a distance of 291.19 feet to the beginning of a curve to the left;
3. 11.02 feet with the arc of said curve to the left, having a central angle of 00 degrees 20 minutes 50 seconds, a radius of 1817.87 feet and a chord that bears South 59 degrees 50 minutes 12 seconds West, a distance of 11.02 feet to a point of compound curvature;
4. 36.28 feet with the arc of said curve to the left, having a central angle of 20 degrees 47 minutes 10 seconds, a radius of 100.00 feet and a chord that bears South 49 degrees 16 minutes 12 seconds West, a distance of 36.08 feet to a point of reverse curvature;
5. 73.15 feet with the arc of said curve to the right, having a central angle of 25 degrees 24 minutes 00 seconds, a radius of 165.00 feet and a chord that bears South 51 degrees 34 minutes 37 seconds West, a distance of 72.55 feet to a point of compound curvature;
6. 42.67 feet with the arc of said curve to the right, having a central angle of 81 degrees 29 minutes 13 seconds, a radius of 30.00 feet and a chord that bears North 74 degrees 59 minutes 03 seconds West, a distance of 39.16 feet to a point of tangency;
7. North 34 degrees 14 minutes 27 seconds West, a distance of 73.51 feet to the beginning of a curve to the left;
8. 19.31 feet with the arc of said curve to the left, having a central angle of 36 degrees 52 minutes 19 seconds, a radius of 30.00 feet and a chord that bears North 52 degrees 40 minutes 36 seconds West, a distance of 18.97 feet to a point of reverse curvature;
9. 110.25 feet with the arc of said curve to the right, having a central angle of 90 degrees 14 minutes 35 seconds, a radius of 70.00 feet and a chord that bears North 25 degrees 59 minutes 28 seconds West, a distance of 99.20 feet to a point of reverse curvature;
10. 27.65 feet with the arc of said curve to the left, having a central angle of 52 degrees 48 minutes 08 seconds, a radius of 30.00 feet and a chord that bears North 07 degrees 16 minutes 14 seconds West, a distance of 26.68 feet to a point of tangency;
11. North 33 degrees 40 minutes 18 seconds West, a distance of 55.34 feet to the beginning of a curve to the right;
12. 47.02 feet with the arc of said curve to the right, having a central angle of 89 degrees 48 minutes 22 seconds, a radius of 30.00 feet and a chord that bears North 11 degrees 13 minutes 53 seconds East, a distance of 42.35 feet to a point of compound curvature;

13. 61.63 feet with the arc of said curve to the right, having a central angle of 21 degrees 24 minutes 03 seconds, a radius of 165.00 feet and a chord that bears North 66 degrees 50 minutes 05 seconds East, a distance of 61.27 feet to a point of reverse curvature;
14. 31.77 feet with the arc of said curve to the left, having a central angle of 18 degrees 12 minutes 03 seconds, a radius of 100.00 feet and a chord that bears North 68 degrees 26 minutes 06 seconds East, a distance of 31.63 feet to a point of reverse curvature;
15. 24.98 feet with the arc of said curve to the right, having a central angle of 00 degrees 40 minutes 33 seconds, a radius of 2117.87 feet and a chord that bears North 59 degrees 40 minutes 21 seconds East, a distance of 24.98 feet to a point of tangency;
16. North 60 degrees 00 minutes 37 seconds East, a distance of 233.90 feet to a point on the westerly line of aforesaid F.B.C.M.U.D. No. 47, for the north corner of the herein described tract;

Thence, with the westerly line of said F.B.C.M.U.D. No. 47, the following two (2) courses:

1. South 41 degrees 29 minutes 31 seconds East, a distance of 358.09 feet to the beginning of a curve to the right;
2. 171.09 feet along the arc of said curve to the right, crossing aforesaid Aldridge Drive, having a central angle of 07 degrees 41 minutes 19 seconds, a radius of 1275.00 feet and a chord that bears South 37 degrees 43 minutes 12 seconds East, a distance of 170.96 feet to the **Point of Beginning**, and containing 3.051 acres of land.

**Tract 2**  
2.132 Acres

**Commencing** at a 5/8-inch iron rod found for the southeast corner of Lot 11, Block 5, of said Lake Shore Harbour, Sec. 2, said rod being on the westerly line of Fort Bend County Municipal Utility District (F.B.C.M.U.D.) Number 47 and the northerly northeast corner of a 150 foot wide Drainage Easement recorded in Volume 1207, Page 182 of the Fort Bend County Deed Records (F.B.C.D.R.);

Thence, through and across said Lot 11, Block 5 and Aldridge Drive (60 feet wide right-of-way (R.O.W.), per said plat of Lake Shore Harbour, Sec. 2), being the westerly line of said F.B.C.M.U.D. No. 47, the following three (3) courses:

1. North 29 degrees 59 minutes 17 seconds West, a distance of 100.00 feet to the beginning of a non-tangent curve to the left;
2. 256.02 feet with the arc of said non-tangent curve to the left, having a central angle of 11 degrees 30 minutes 18 seconds, a radius of 1275.00 feet and a chord that bears North 35 degrees 48 minutes 42 seconds West, a distance of 255.59 feet to an angle point;



3. North 41 degrees 29 minutes 31 seconds West, a distance of 455.19 feet to the most southerly southeast corner and **Point of Beginning** of the herein described tract;

Thence, through and across aforesaid 262.269 acre tract, the following fourteen (14) courses:

1. South 60 degrees 00 minutes 37 seconds West, a distance of 92.99 feet to the beginning of a curve to the left;
2. 33.81 feet with the arc of said curve to the left, having a central angle of 19 degrees 22 minutes 12 seconds, a radius of 100.00 feet and a chord that bears South 50 degrees 19 minutes 31 seconds West, a distance of 33.65 feet to a point of reverse curvature;
3. 92.76 feet with the arc of said curve to the right, having a central angle of 32 degrees 12 minutes 35 seconds, a radius of 165.00 feet and a chord that bears South 56 degrees 44 minutes 43 seconds West, a distance of 91.54 feet to a point of compound curvature;
4. 40.40 feet with the arc of said curve to the right, having a central angle of 77 degrees 09 minutes 37 seconds, a radius of 30.00 feet and a chord that bears North 68 degrees 34 minutes 11 seconds West, a distance of 37.42 feet to a point of tangency;
5. North 29 degrees 59 minutes 23 seconds West, a distance of 88.04 feet to the beginning of a curve to the left;
6. 13.53 feet with the arc of said curve to the left, having a central angle of 25 degrees 50 minutes 31 seconds, a radius of 30.00 feet and a chord that bears North 42 degrees 54 minutes 38 seconds West, a distance of 13.42 feet to a point of reverse curvature;
7. 118.19 feet with the arc of said curve to the right, having a central angle of 96 degrees 44 minutes 23 seconds, a radius of 70.00 feet and a chord that bears North 07 degrees 27 minutes 42 seconds West, a distance of 104.64 feet to a point of reverse curvature;
8. 37.12 feet with the arc of said curve to the left, having a central angle of 70 degrees 53 minutes 52 seconds, a radius of 30.00 feet and a chord that bears North 05 degrees 27 minutes 34 seconds East, a distance of 34.80 feet to a point of tangency;
9. North 29 degrees 59 minutes 23 seconds West, a distance of 58.09 feet to the beginning of a curve to the right;
10. 52.43 feet with the arc of said curve to the right, having a central angle of 100 degrees 08 minutes 06 seconds, a radius of 30.00 feet and a chord that bears North 20 degrees 04 minutes 40 seconds East, a distance of 46.01 feet to a point of compound curvature;
11. 59.93 feet with the arc of said curve to the right, having a central angle of 18 degrees 33 minutes 34 seconds, a radius of 185.00 feet and a chord that bears North 79 degrees 25 minutes 30 seconds East, a distance of 59.66 feet to a point of reverse curvature;

12. 50.08 feet with the arc of said curve to the left, having a central angle of 28 degrees 41 minutes 40 seconds, a radius of 100.00 feet and a chord that bears North 74 degrees 21 minutes 27 seconds East, a distance of 49.56 feet to a point of tangency;
13. North 60 degrees 00 minutes 37 seconds East, a distance of 149.60 feet to the beginning of a curve to the right;
14. 76.34 feet with the arc of said curve to the right, having a central angle of 03 degrees 35 minutes 55 seconds, a radius of 1215.45 feet and a chord that bears North 61 degrees 48 minutes 35 seconds East, a distance of 76.33 feet a point on the westerly line of aforesaid F.B.C.M.U.D. No. 47, for the most northerly corner of the herein described tract;

Thence, with the westerly line of said F.B.C.M.U.D. No. 47, the following four (4) courses:

1. South 53 degrees 16 minutes 29 seconds East, a distance of 38.28 feet to a point for the most easterly corner of the herein described tract;
2. South 03 degrees 30 minutes 40 seconds West, a distance of 103.36 feet to an angle point;
3. South 48 degrees 30 minutes 40 seconds West, a distance of 172.27 feet to an angle point;
4. South 41 degrees 29 minutes 31 seconds East, a distance of 144.81 feet to the Point of Beginning, and containing 2.132 acres of land.

**Tract 3**  
2.047 Acres

**Commencing** at a 5/8-inch iron rod found for the southeast corner of Lot 11, Block 5, of said Lake Shore Harbour, Sec. 2, said rod being on the westerly line of Fort Bend County Municipal Utility District (F.B.C.M.U.D.) Number 47 and the northerly northeast corner of a 150 foot wide Drainage Easement recorded in Volume 1207, Page 182 of the Fort Bend County Deed Records (F.B.C.D.R.);

Thence, through and across said Lot 11, Block 5 and Aldridge Drive (60 feet wide right-of-way (R.O.W.)), per said plat of Lake Shore Harbour, Sec. 2), being the westerly line of said F.B.C.M.U.D. No. 47, the following six (6) courses:

1. North 29 degrees 59 minutes 17 seconds West, a distance of 100.00 feet to the beginning of a non-tangent curve to the left;
2. 256.02 feet with the arc of said non-tangent curve to the left, having a central angle of 11 degrees 30 minutes 18 seconds, a radius of 1275.00 feet and a chord that bears North 35 degrees 48 minutes 42 seconds West, a distance of 255.59 feet to an angle point;

3. North 41 degrees 29 minutes 31 seconds West, a distance of 600.00 feet to an angle point;
4. North 48 degrees 30 minutes 40 seconds East, a distance of 172.27 feet to an angle point;
5. North 03 degrees 30 minutes 40 seconds East, a distance of 103.36 feet to an angle point;
6. North 53 degrees 16 minutes 29 seconds West, a distance of 144.01 feet the southeast corner and **Point of Beginning** of the herein described tract;

Thence, through and across aforesaid 262.269 acre tract, the following thirteen (13) courses:

1. 191.68 feet with the arc of a non-tangent curve to the right, having a central angle of 10 degrees 30 minutes 29 seconds, a radius of 1045.15 feet and a chord that bears South 66 degrees 11 minutes 58 seconds West, a distance of 191.41 feet to a point of reverse curvature;
2. 54.63 feet with the arc of said curve to the left, having a central angle of 27 degrees 13 minutes 06 seconds, a radius of 115.00 feet and a chord that bears South 57 degrees 50 minutes 39 seconds West, a distance of 54.12 feet to a point of reverse curvature;
3. 62.88 feet with the arc of said curve to the right, having a central angle of 120 degrees 05 minutes 27 seconds, a radius of 30.00 feet and a chord that bears North 75 degrees 43 minutes 11 seconds West, a distance of 51.99 feet to a point of tangency;
4. North 15 degrees 40 minutes 28 seconds West, a distance of 47.10 feet to the beginning of a curve to the left;
5. 34.78 feet with the arc of said curve to the left, having a central angle of 66 degrees 25 minutes 19 seconds, a radius of 30.00 feet and a chord that bears North 48 degrees 53 minutes 07 seconds West, a distance of 32.86 feet to a point of reverse curvature;
6. 122.14 feet with the arc of said curve to the right, having a central angle of 99 degrees 58 minutes 33 seconds, a radius of 70.00 feet and a chord that bears North 32 degrees 06 minutes 30 seconds West, a distance of 107.23 feet to a point of reverse curvature;
7. 34.78 feet with the arc of said curve to the left, having a central angle of 66 degrees 25 minutes 19 seconds, a radius of 30.00 feet and a chord that bears North 15 degrees 19 minutes 52 seconds West, a distance of 32.86 feet to a point of tangency;
8. North 48 degrees 32 minutes 32 seconds West, a distance of 41.86 feet to the beginning of a curve to the right;
9. 51.58 feet with the arc of said curve to the right, having a central angle of 98 degrees 31 minutes 11 seconds, a radius of 30.00 feet and a chord that bears North 00 degrees 43 minutes 04 seconds East, a distance of 45.46 feet to a point of compound curvature;

10. 121.68 feet with the arc of said curve to the right, having a central angle of 42 degrees 15 minutes 05 seconds, a radius of 165.00 feet and a chord that bears North 71 degrees 06 minutes 12 seconds East, a distance of 118.94 feet to a point of reverse curvature;
11. 43.35 feet with the arc of said curve to the left, having a central angle of 22 degrees 35 minutes 32 seconds, a radius of 115.00 feet and a chord that bears North 80 degrees 55 minutes 58 seconds East, a distance of 45.05 feet to a point of compound curvature;
12. 108.89 feet with the arc of said curve to the left, having a central angle of 08 degrees 22 minutes 21 seconds, a radius of 745.16 feet and a chord that bears North 65 degrees 27 minutes 02 seconds East, a distance of 108.79 feet to a point of reverse curvature;
13. 164.27 feet with the arc of said curve to the right, having a central angle of 05 degrees 50 minutes 38 seconds, a radius of 1610.60 feet and a chord that bears North 64 degrees 11 minutes 10 seconds East, a distance of 164.20 feet a point on the westerly line of aforesaid F.B.C.M.U.D. No. 47, for the most northerly corner of the herein described tract;

Thence, with the westerly line of said F.B.C.M.U.D. No. 47, the following three (3) courses:

1. South 53 degrees 16 minutes 34 seconds East, a distance of 3.60 feet to a point for the northeast corner of the herein described tract;
2. South 36 degrees 43 minutes 29 seconds West, a distance of 265.00 feet to an angle point;
3. South 53 degrees 16 minutes 29 seconds East, a distance of 195.98 feet to the **Point of Beginning**, and containing 2.047 acres of land.

**Tract 4**  
2.326 Acres

**Commencing** at a 5/8-inch iron rod found for the southeast corner of Lot 11, Block 5, of said Lake Shore Harbour, Sec. 2, said rod being on the westerly line of Fort Bend County Municipal Utility District (F.B.C.M.U.D.) Number 47 and the northerly northeast corner of a 150 foot wide Drainage Easement recorded in Volume 1207, Page 182 of the Fort Bend County Deed Records (F.B.C.D.R.);

Thence, through and across said Lot 11, Block 5 and Aldridge Drive (60 feet wide right-of-way (R.O.W.)), per said plat of Lake Shore Harbour, Sec. 2), being the westerly line of said F.B.C.M.U.D. No. 47, the following eight (8) courses:

1. North 29 degrees 59 minutes 17 seconds West, a distance of 100.00 feet to the beginning of a non-tangent curve to the left;

2. 256.02 feet with the arc of said non-tangent curve to the left, having a central angle of 11 degrees 30 minutes 18 seconds, a radius of 1275.00 feet and a chord that bears North 35 degrees 48 minutes 42 seconds West, a distance of 255.59 feet to an angle point;
3. North 41 degrees 29 minutes 31 seconds West, a distance of 600.00 feet to an angle point;
4. North 48 degrees 30 minutes 40 seconds East, a distance of 172.27 feet to an angle point;
5. North 03 degrees 30 minutes 40 seconds East, a distance of 103.36 feet to an angle point;
6. North 53 degrees 16 minutes 29 seconds West, a distance of 340.00 feet to an angle point;
7. North 36 degrees 43 minutes 29 seconds East, a distance of 265.00 feet to an angle point;
8. North 53 degrees 16 minutes 34 seconds West, a distance of 112.86 feet to the east corner and **Point of Beginning** of the herein described tract;

Thence, through and across aforesaid 262.269 acre tract, the following sixteen (16) courses:

1. 118.71 feet with the arc of a non-tangent curve to the left, having a central angle of 03 degrees 59 minutes 15 seconds, a radius of 1705.75 feet and a chord that bears South 63 degrees 15 minutes 28 seconds West, a distance of 118.68 feet to a point of reverse curvature;
2. 175.50 feet with the arc of said curve to the right, having a central angle of 15 degrees 28 minutes 13 seconds, a radius of 175.50 feet and a chord that bears South 68 degrees 59 minutes 57 seconds West, a distance of 174.97 feet to a point of tangency;
3. South 76 degrees 44 minutes 04 seconds West, a distance of 11.93 feet to the beginning of a curve to the left;
4. 33.81 feet with the arc of said curve to the left, having a central angle of 19 degrees 22 minutes 12 seconds, a radius of 100.00 feet and a chord that bears South 67 degrees 02 minutes 58 seconds West, a distance of 33.65 feet to a point of reverse curvature;
5. 35.28 feet with the arc of said curve to the right, having a central angle of 12 degrees 14 minutes 59 seconds, a radius of 165.00 feet and a chord that bears South 63 degrees 29 minutes 21 seconds West, a distance of 35.21 feet to a point of compound curvature;
6. 50.52 feet with the arc of said curve to the right, having a central angle of 96 degrees 29 minutes 41 seconds, a radius of 30.00 feet and a chord that bears North 62 degrees 08 minutes 19 seconds West, a distance of 44.76 feet to a point of tangency;
7. North 13 degrees 53 minutes 28 seconds West, a distance of 44.70 feet to the beginning of a curve to the left;

8. 33.21 feet with the arc of said curve to the left, having a central angle of 63 degrees 25 minutes 46 seconds, a radius of 30.00 feet and a chord that bears North 45 degrees 36 minutes 21 seconds West, a distance of 31.54 feet to a point of reverse curvature;
9. 109.83 feet with the arc of said curve to the right, having a central angle of 89 degrees 53 minutes 49 seconds, a radius of 70.00 feet and a chord that bears North 32 degrees 22 minutes 20 seconds West, a distance of 98.91 feet to a point of reverse curvature;
10. 13.53 feet with the arc of said curve to the left, having a central angle of 25 degrees 50 minutes 31 seconds, a radius of 30.00 feet and a chord that bears North 00 degrees 20 minutes 41 seconds West, a distance of 13.42 feet to a point of tangency;
11. North 13 degrees 15 minutes 56 seconds West, a distance of 88.04 feet to the beginning of a curve to the right;
12. 40.40 feet with the arc of said curve to the right, having a central angle of 77 degrees 09 minutes 37 seconds, a radius of 30.00 feet and a chord that bears North 25 degrees 18 minutes 53 seconds East, a distance of 37.42 feet to a point of compound curvature;
13. 92.76 feet with the arc of said curve to the right, having a central angle of 32 degrees 12 minutes 35 seconds, a radius of 165.00 feet and a chord that bears North 79 degrees 59 minutes 59 seconds East, a distance of 91.54 feet to a point of reverse curvature;
14. 33.81 feet with the arc of said curve to the left, having a central angle of 19 degrees 22 minutes 12 seconds, a radius of 100.00 feet and a chord that bears North 86 degrees 25 minutes 10 seconds East, a distance of 33.65 feet to a point of tangency;
15. North 76 degrees 44 minutes 04 seconds East, a distance of 11.93 feet to the beginning of a curve to the left;
16. 73.97 feet with the arc of said curve to the left, having a central angle of 12 degrees 06 minutes 33 seconds, a radius of 350.00 feet and a chord that bears North 70 degrees 40 minutes 47 seconds East, a distance of 73.83 feet a point on the westerly line of aforesaid F.B.C.M.U.D. No. 47, for the most northerly corner of the herein described tract;

Thence, with the westerly line of said F.B.C.M.U.D. No. 47, South 53 degrees 16 minutes 34 seconds East, a distance of 334.99 feet to the **Point of Beginning**, and containing 2.326 acres of land.

**Tract 5**  
**2.522 Acres**

**Commencing** at a 5/8-inch iron rod found for the southeast corner of Lot 11, Block 5, of said Lake Shore Harbour, Sec. 2, said rod being on the westerly line of Fort Bend County Municipal Utility District (F.B.C.M.U.D.) Number 47 and the northerly northeast corner of a 150 foot wide Drainage Easement recorded in Volume 1207, Page 182 of the Fort Bend County Deed Records (F.B.C.D.R.);

Thence, through and across said Lot 11, Block 5 and Aldridge Drive (60 feet wide right-of-way (R.O.W.), per said plat of Lake Shore Harbour, Sec. 2), being the westerly line of said F.B.C.M.U.D. No. 47, the following eight (8) courses:

1. North 29 degrees 59 minutes 17 seconds West, a distance of 100.00 feet to the beginning of a non-tangent curve to the left;
2. 256.02 feet with the arc of said non-tangent curve to the left, having a central angle of 11 degrees 30 minutes 18 seconds, a radius of 1275.00 feet and a chord that bears North 35 degrees 48 minutes 42 seconds West, a distance of 255.59 feet to an angle point;
3. North 41 degrees 29 minutes 31 seconds West, a distance of 600.00 feet to an angle point;
4. North 48 degrees 30 minutes 40 seconds East, a distance of 172.27 feet to an angle point;
5. North 03 degrees 30 minutes 40 seconds East, a distance of 103.36 feet to an angle point;
6. North 53 degrees 16 minutes 29 seconds West, a distance of 340.00 feet to an angle point;
7. North 36 degrees 43 minutes 29 seconds East, a distance of 265.00 feet to an angle point;
8. North 53 degrees 16 minutes 34 seconds West, a distance of 569.74 feet to the southeast corner and **Point of Beginning** of the herein described tract;

Thence, through and across aforesaid 262.269 acre tract, the following six (6) courses:

1. South 77 degrees 08 minutes 20 seconds West, a distance of 77.79 feet to the beginning of a curve to the left;
2. 18.92 feet with the arc of said curve to the left, having a central angle of 12 degrees 02 minutes 45 seconds, a radius of 90.00 feet and a chord that bears South 71 degrees 06 minutes 58 seconds West, a distance of 18.89 feet to a point of reverse curvature;
3. 364.76 feet with the arc of said curve to the right, having a central angle of 126 degrees 39 minutes 48 seconds, a radius of 165.00 feet and a chord that bears North 51 degrees 34 minutes 31 seconds West, a distance of 294.89 feet to a point of reverse curvature;
4. 20.31 feet with the arc of said curve to the left, having a central angle of 11 degrees 38 minutes 23 seconds, a radius of 100.00 feet and a chord that bears North 05 degrees 56 minutes 12 seconds East, a distance of 20.28 feet to a point of tangency;
5. North 00 degrees 07 minutes 00 seconds East, a distance of 386.78 feet to the northwest corner of the herein described tract;

6. South 89 degrees 52 minutes 59 seconds East, a distance of 156.70 feet to a point on the westerly line of aforesaid F.B.C.M.U.D. No. 47, for the northeast corner of the herein described tract;

Thence, with the westerly line of said F.B.C.M.U.D. No. 47, the following three (3) courses:

1. South 00 degrees 01 minutes 34 seconds West, a distance of 242.34 feet to the beginning of a curve to the left;
2. 371.79 feet with the arc of said curve to the left, having a central angle of 53 degrees 15 minutes 19 seconds, a radius of 400.00 feet and a chord that bears South 26 degrees 35 minutes 51 seconds East, a distance of 358.55 feet to a point of tangency;
3. South 53 degrees 16 minutes 34 seconds East, a distance of 5.90 feet to the **Point of Beginning**, and containing 2.522 acres of land.

Area Summary

Tract 1 = 3.051 Acres

Tract 2 = 2.132 Acres

Tract 3 = 2.047 Acres

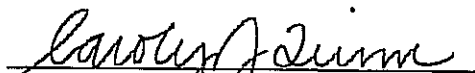
Tract 4 = 2.326 Acres

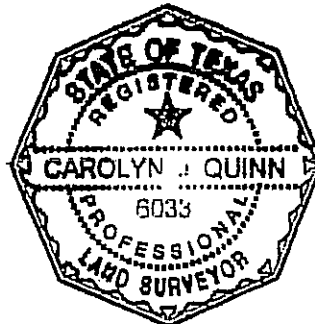
Tract 5 = 2.522 Acres

Total = 12.078 Acres

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

An exhibit of the subject tract, dated October 23, 2008, has been prepared by the surveyor and accompanies this description.

  
Carolyn J. Quinn, R.P.L.S.  
Texas Registration No. 6033



MILLER SURVEY GROUP  
Ph: (713) 413-1900  
October 23, 2008  
081452

**EXHIBIT "A"**



AUTHORIZE LETTER TO THE CITY REGARDING THE DISTRICT'S INTENT TO  
ANNEX LAND INTO THE DISTRICT

Concerning the proposed annexation of land from Lake Shore Harbour into the District, Mr. Ungar reported that he has been working with Mr. Scott Elmer of the City. Mr. Ungar stated that Mr. Elmer has requested a letter from the District regarding its intent to annex portions of land located in the City's Tax Increment Redevelopment Zone into the District. Mr. Ungar stated that the metes and bounds description for the land is being revised and will be forwarded to Johnson Radcliffe and Landev. Upon motion by Director Jones, seconded by Director Vanderford, after full discussion and the question being put to the Board, the Board voted unanimously to authorize preparation of the letter to the City upon receipt of the metes and bounds description from Mr. Ungar.



**Missouri City Development Authority  
Agenda Item  
February 2, 2009**

- 6.** Discuss criteria for future development reimbursement in Reinvestment Zones and PIDs.
- 

Background information attached as follows:

Cover Memo



**Missouri City Development Authority  
Agenda Item Cover Memo  
February 2, 2009**

**To:** Board of Directors  
**Agenda Item:** 6 Discuss criteria for future development reimbursement in Reinvestment Zones and PIDs  
**Submitted by:** Gary W. Smith, First Assistant City Attorney

**SYNOPSIS**

This item provides a general discussion of the criteria for negotiating future reimbursements for developments within the Reinvestment Zones and Public Improvement Districts.

**BACKGROUND**

Development has occurred in each of the Reinvestment Zones and PIDs. There is opportunity for future development and the reimbursement of developer advances from the Zones and PIDs can be used to attract the type or kind of development more desired.

Staff is working with the City's financial advisor in developing criteria that will provide for tax increments and assessments that will properly fund the reimbursements while enhancing the City consistent with the City's comprehensive plan. Staff seeks guidance and input from the Board in determining the criteria that should be required for future development reimbursements.

**FISCAL ANALYSIS**

N/A

**STAFF'S RECOMMENDATION**

Receive input and guidance from the Board on desired future development in the Reinvestment Zones and PIDs.

**Frank Simpson  
City Manager**